

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 10/5 Claire Street, McKinnon, VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$675,000

&

\$700,000

Median sale price

Median price

\$836,000

Property Type

Apartment

Suburb

McKinnon (3204)

Period - From

01/10/2023

to

30/09/2024

Source

CoreLogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9/5 CLAIRE STREET, MCKINNON VIC 3204	\$680,000	07/06/2024
111/6 CLAIRE STREET, MCKINNON VIC 3204	\$680,000	08/05/2024
13/15 VICKERY STREET, BENTLEIGH VIC 3204	\$730,000	10/09/2024

This Statement of Information was prepared on: 22/10/2024